

APPENDIX 7

LAND USE GUIDANCE



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
WASHINGTON, D.C. 20460

MAY 25 1995

OFFICE OF
SOLID WASTE AND EMERGENCY
RESPONSE

OSWER Directive No. 9355.7-04

MEMORANDUM

SUBJECT: Land Use in the CERCLA Remedy Selection Process

FROM: Elliott P. Laws
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TO: Director, Waste Management Division
Regions I, IV, V, VII
Director, Emergency and Remedial Response Division
Region II
Director, Hazardous Waste Management Division
Regions III, VI, VIII, IX
Director, Hazardous Waste Division,
Region X
Director, Environmental Services Division
Regions I, VI, VII

Purpose:

This directive presents additional information for considering land use in making remedy selection decisions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) at National Priorities List (NPL) sites. The U.S. Environmental Protection Agency (EPA) believes that early community involvement, with a particular focus on the community's desired future uses of property associated with the CERCLA site, should result in a more democratic decisionmaking process; greater community support for remedies selected as a result of this process; and more expedited, cost-effective cleanups.

The major points of this directive are:

- Discussions with local land use planning authorities, appropriate officials, and the public, as appropriate, should be conducted as early as possible in the scoping phase of the Remedial Investigation/Feasibility Study (RI/FS). This will assist EPA in understanding the



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reasonably anticipated future uses of the land on which the Superfund site is located;

- If the site is located in a community that is likely to have environmental justice concerns, extra efforts should be made to reach out to and consult with segments of the community that are not necessarily reached by conventional communication vehicles or through local officials and planning commissions;
- Remedial action objectives developed during the RI/FS should reflect the reasonably anticipated future land use or uses;
- Future land use assumptions allow the baseline risk assessment and the feasibility study to be focused on developing practicable and cost effective remedial alternatives. These alternatives should lead to site activities which are consistent with the reasonably anticipated future land use. However, there may be reasons to analyze implications associated with additional land uses;
- Land uses that will be available following completion of remedial action are determined as part of the remedy selection process. During this process, the goal of realizing reasonably anticipated future land uses is considered along with other factors. Any combination of unrestricted uses, restricted uses, or use for long-term waste management may result.

Discussions with local land use authorities and other locally affected parties to make assumptions about future land use are also appropriate in the RCRA context. EPA recognizes that RCRA facilities typically are industrial properties that are actively managed, rather than the abandoned sites that are often addressed under CERCLA. Therefore, consideration of non-residential uses is especially likely to be appropriate for RCRA facility cleanups. Decisions regarding future land use that are made as part of RCRA corrective actions raise particular issues for RCRA (e.g., timing, property transfers, and the viability of long-term permit or other controls) in ensuring protection of human health and the environment. EPA intends to address the issue of future land use as it relates specifically to RCRA facility cleanups in subsequent guidance and/or rulemakings.

This guidance is also relevant for Federal Facility sites. Land use assumptions at sites that are undergoing base closure may be different than at sites where a Federal agency will be maintaining control of the facility. Most land management agency sites will remain in Federal ownership after remedial actions. In these cases, Forest Land Management Plans and other resource

management guidelines may help develop reasonable assumptions about future uses of the land. At all such sites, however, this document can focus the land use consideration toward appropriate options.¹

Background:

Reasonably anticipated future use of the land at NPL sites is an important consideration in determining the appropriate extent of remediation. Future use of the land will affect the types of exposures and the frequency of exposures that may occur to any residual contamination remaining on the site, which in turn affects the nature of the remedy chosen. On the other hand, the alternatives selected through the National Oil and Hazardous Substance Contingency Plan (NCP) [55 Fed. Reg. 8666, March 8, 1990] process for CERCLA remedy selection determine the extent to which hazardous constituents remain at the site, and therefore affect subsequent available land and ground water uses.

The NCP preamble specifically discusses land use assumptions regarding the baseline risk assessment. The baseline risk assessment provides the basis for taking a remedial action at a Superfund site and supports the development of remedial action objectives. Land use assumptions affect the exposure pathways that are evaluated in the baseline risk assessment. Current land use is critical in determining whether there is a current risk associated with a Superfund site, and future land use is important in estimating potential future threats. The results of the risk assessment aid in determining the degree of remediation necessary to ensure long-term protection at NPL sites.

EPA has been criticized for too often assuming that future use will be residential. In many cases, residential use is the least restricted land use and where human activities are associated with the greatest potential for exposures. This directive is intended to facilitate future remedial decisions at NPL sites by outlining a public process and sources of information which should be considered in developing reasonable assumptions regarding future land use.

This directive expands on discussions provided in the preamble to the National Oil and Hazardous Substance Contingency Plan (NCP); "Risk Assessment Guidance for Superfund Vol. I, Human Health Evaluation Manual" (Part A) (EPA/540/1-89/002, Dec. 1989); "Guidance for Conducting Remedial Investigations and Feasibility Studies Under CERCLA" (OSWER Directive 9355.3-01, Oct. 1988); and

¹ Federal agency responsibility under CERCLA 120(h)(3), which relates to additional clean up which may be required to allow for unrestricted use of the property, is not addressed in this guidance.

"Role of the Baseline Risk Assessment in Superfund Remedy Selection Decisions" (OSWER Directive 9355.0-30, April 22, 1991).

This land use directive may have the most relevance in situations where surface soil is the primary exposure pathway. Generally, where soil contamination is impacting ground water, protection of the ground water may drive soil cleanup levels. Consideration of future ground water use for CERCLA sites is not addressed in this document. There are separate expectations established for ground water in the NCP rule section 300.430 (a) (1) (iii) (F) that "EPA expects to return usable ground waters to their beneficial uses wherever practicable, within a timeframe that is reasonable given the particular circumstances of the site."

Objective

This directive has two primary objectives. First, this directive promotes early discussions with local land use planning authorities, local officials, and the public regarding reasonably anticipated future uses of the property on which an NPL site is located. Second, this directive promotes the use of that information to formulate realistic assumptions regarding future land use and clarifies how these assumptions fit in and influence the baseline risk assessment, the development of alternatives, and the CERCLA remedy selection process.

Implementation

The approach in this guidance is meant to be considered at current and future sites in the RI/FS pipeline, to the extent possible. This directive is not intended to suggest that previous remedy selection decisions should be re-opened.

Developing Assumptions About Future Land Use

In order to ensure use of realistic assumptions regarding future land uses at a site, EPA should discuss reasonably anticipated future uses of the site with local land use planning authorities, local officials, and the public, as appropriate, as early as possible during the scoping phase of the RI/FS. EPA should gain an understanding of the reasonably anticipated future land uses at a particular Superfund site to perform the risk assessment and select the appropriate remedy.

A visual inspection of the site and its surrounding area is a good starting point in developing assumptions regarding future land use. Discussions with the local land use authorities and appropriate officials should follow. Discussions with the public can be accomplished through a public meeting and/or other means. By developing realistic assumptions based on information gathered from these sources early in the RI/FS process, EPA may develop

remedial alternatives that are consistent with the anticipated future use.

The development of assumptions regarding the reasonably anticipated future land use should not become an extensive, independent research project. Site managers should use existing information to the extent possible, much of which will be available from local land use planning authorities. Sources and types of information that may aid EPA in determining the reasonably anticipated future land use include, but are not limited to:

- Current land use
- Zoning laws
- Zoning maps
- Comprehensive community master plans
- Population growth patterns and projections (e.g., Bureau of Census projections)
- Accessibility of site to existing infrastructure (e.g., transportation and public utilities)
- Institutional controls currently in place
- Site location in relation to urban, residential, commercial, industrial, agricultural and recreational areas
- Federal/State land use designation (Federal/State control over designated lands range from established uses for the general public, such as national parks or State recreational areas, to governmental facilities providing extensive site access restrictions, such as Department of Defense facilities)
- Historical or recent development patterns
- Cultural factors (e.g., historical sites, Native American religious sites)
- Natural resources information
- Potential vulnerability of ground water to contaminants that might migrate from soil
- Environmental justice issues
- Location of on-site or nearby wetlands
- Proximity of site to a floodplain
- Proximity of site to critical habitats of endangered or threatened species
- Geographic and geologic information
- Location of Wellhead Protection areas, recharge areas, and other areas identified in a State's Comprehensive Ground-water Protection Program

These types of information should be considered when developing the assumptions about future land use. Interaction with the public, which includes all stakeholders affected by the site, should serve to increase the certainty in the assumptions made regarding future land use at an NPL site and increase the